

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director / (954) 797-1101
Prepared by Deborah Ross, AICP, Planner III

SUBJECT: "Planning and Zoning in Progress"

AFFECTED DISTRICT: Townwide

TITLE OF AGENDA ITEM:

Request to initiate a "Planning and Zoning in Progress" to allow staff to study the applicability of a special permit for kennel facilities.

REPORT IN BRIEF:

Town Council on August 7, 2002, recommended staff study and consider a special permit for kennel facilities. In response to Council's direction, the Planning and Zoning Division proposes to initiate a "Planning and Zoning in Progress" in accordance with Land Development Code Section 12-315.

Currently, a kennel facility is a permitted use within the Town's residential zoning districts which include the Rural Ranches (RR), Agricultural (AG) and Agricultural (A-1) districts and "Residential" land use categories. A special permit for a kennel facility in the referenced zoning districts would require an additional layer of review in regard to compatibility of the use and adjacent land uses. The application of the five percent (5%) residential-to-commercial flexibility provision for a kennel facility in a "Residential" land use category is required by the Broward County Land Use Plan. Local government use of this flexibility provision is also subject to a Compatibility Review by the Broward Board of County Commissioners in that such allocation is compatible with adjacent land uses. The application of the flexibility provisions is not currently required by the Town's Land Use Plan. Consistency between the Broward County Land Use Plan and the Town's in regard to use of the flexibility provisions for a kennel facility in a "Residential" land use category and zoning districts will be reviewed.

PREVIOUS ACTIONS: None

CONCURRENCES: None

FISCAL IMPACT: None

RECOMMENDATION: Motion to approve.

Attachments: Memo

DEVELOPMENT SERVICES DEPARTMENT
Planning and Zoning Division

MEMORANDUM

PZ 11-04-02

TO: Thomas J. Willi, Town Administrator

THRU: Mark A. Kutney, AICP, Development Services Director
Fernando Leiva, AICP, Planning and Zoning Manager

FROM: Deborah Ross, AICP, Planner III

DATE: November 5, 2002

RE: "Planning and Zoning in Progress"
Kennel Facilities

Pursuant to Town Council direction on August 7, 2002, the Planning and Zoning Division proposes to initiate a "Planning and Zoning in Progress" in accordance with Land Development Code Section 12-315 in regard to kennel facilities. Staff intends to study the applicability of a special permit for a kennel facility and the existing incompatibility between the Town's Future Land Use Plan and the Broward County Land Use Plan.

Currently, a kennel facility is a permitted use within the Town's Rural Ranches (RR), Agricultural (AG) and Agricultural (A-1) residential zoning districts and "Residential" land use categories. A special permit for a kennel facility in the referenced zoning districts would require an additional layer of review in regard to compatibility of the use e.g., kennel facility, and adjacent land uses.

In regard to the existing inconsistency between the Town's Land Use Plan and the Broward County Land Use Plan (BCLUP) in regard to use of the five percent (5%) residential-to-commercial flexibility provision for a kennel facility in a "Residential" land use category staff notes that the Town currently does not require the use of said flexibility provisions. Use of said provision would ensure consistency between the two plans. It is noted that local government use of this flexibility provision is also subject to a Compatibility Review by the Broward Board of County Commissioners in that such allocation is compatible with adjacent land uses.